



CITY OF MORGAN HILL

**MORGAN HILL REDEVELOPMENT AGENCY
CITY COUNCIL**

COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

REDEVELOPMENT AGENCY

Dennis Kennedy, Chairperson
Greg Sellers, Vice-Chairperson
Hedy L. Chang, Agency Member
Cynthia J. Cook, Agency Member
Steve Tate, Agency Member

CITY COUNCIL

Dennis Kennedy, Mayor
Steve Tate, Mayor Pro Tempore
Hedy L. Chang, Council Member
Cynthia J. Cook, Council Member
Greg Sellers, Council Member

WEDNESDAY, FEBRUARY 23, 2000

JOINT AGENDA

**REDEVELOPMENT AGENCY REGULAR MEETING
&
CITY COUNCIL SPECIAL MEETING**

7:00 P.M.

CALL TO ORDER

(Chairperson/Mayor Kennedy)

ROLL CALL ATTENDANCE

(Agency Secretary/ City Clerk Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(Agency Secretary/ City Clerk Torrez)

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.
(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND
PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

Redevelopment Agency Action

CONSENT CALENDAR:

The Consent Calendar, Agenda Items #1 through #3 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

Time Estimate		Page
	Consent Calendar: 1 - 10 Minutes	
1.	<u>JANUARY FINANCE AND INVESTMENT REPORT</u>	1
	<u>Recommended Action:</u> <u>Accept and File</u> Report.	
2.	<u>HOME IMPROVEMENT LOAN APPROVALS</u>	11
	<u>Recommended Action:</u>	
	1. <u>Approve</u> the Following Home Improvement Loans under the Agency's Housing Rehabilitation Loan Program: 1) \$40,000 to Susan Lund, 725 Via Del Castille; 2) \$30,000 to Deborah Vajretti, 334 Via Loma and 3) \$40,000 to Kathleen Rhinehart, 100 Sanchez Drive; and	
	2. <u>Direct</u> the Interim Executive Director to Do Everything Necessary to Prepare and Execute the Loan Documents.	
3.	<u>AGREEMENT FOR ENVIRONMENTAL SERVICES RELATED TO THE MORGAN HILL SCHOOL SITE</u>	13
	<u>Recommended Action:</u>	
	1. <u>Authorize</u> the Interim Executive Director to Enter into a Revised Agreement for Environmental Services with the Firm of David Powers and Associates Increasing the Contract Amount to \$84,230; and	
	2. <u>Appropriate</u> \$20,704 from the Agency 317 Fund Balance (Redevelopment 80% monies) to Cover the Additional Cost for This Project.	

OTHER BUSINESS:

Time Estimate		Page
4.	<u>AGREEMENT FOR ARCHITECTURAL SERVICES FOR THE COMMUNITY AND CULTURAL CENTER</u>	15
	<u>Recommended Action:</u>	
	<u>Authorize</u> the Interim Executive Director to Modify, as Needed, and Execute a Contract with VBN Architects for Design Development and Construction Documents for the Community and Cultural Center at a Cost Not to Exceed \$920,000.	

OPPORTUNITY FOR PUBLIC COMMENT

Redevelopment Agency/City Council Action

CLOSED SESSION:

**Time
Estimate**

- | | |
|-------------------|---|
| 10 minutes | <p style="text-align: center;">1.</p> <p>CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION</p> <p>Legal Authority: Government Code 54956.8 & 54956.9(c) (1potential case)</p> <p>Real Property(ies) involved: APN 728-31-007 & 008; 25.50 acres located on the southwesterly side of Mission View and Cochrane Road; and APN 728-31-009 - 12.88 acres located on the southeast corner of Cochrane and Highway 101 (St. Louise Hospital property)</p> <p>City Negotiators: Mayor, City Council/Agency Members; Interim City Manager/Interim Executive Director; Interim City Attorney/Interim Agency Counsel; and F. Gale Conner, special counsel</p> <p>Closed Session Topic: Potential Litigation</p> |
| 2. | |
| 15 minutes | <p>CONFERENCE WITH REAL PROPERTY NEGOTIATOR</p> <p>Authority: Government Code Section 54956.8</p> <p>Property: 17020 Depot Avenue; 2.05 acres (APN 726-13-048)</p> <p>Negotiating Parties:</p> <p style="padding-left: 40px;">For City: Mayor, City Council/Agency Members; Interim City Manager/Interim Executive Director, Interim City Attorney/Interim Agency Counsel, Director of Business Assistance and Housing Services, Director of Community Development</p> <p style="padding-left: 40px;">For Property Owner: Southern Pacific Railroad Company</p> <p>Under Negotiation: Price and Terms of Payment</p> |
| 3. | |
| 15 minutes | <p>CONFERENCE WITH REAL PROPERTY NEGOTIATOR</p> <p>Authority: Government Code Section 54956.8</p> <p>Property: APN 813-13-001; 37.8 acres</p> <p>Negotiating Parties:</p> <p style="padding-left: 40px;">For City: Mayor, City Council/Agency Members; Interim City Manager/Interim Executive Director, Interim City Attorney/Interim Agency Counsel, Director of Business Assistance and Housing Services, Director of Public Works</p> <p style="padding-left: 40px;">For Property Owner: Tadashi & Alice A. Kadonaga, Trustee</p> <p>Under Negotiation: Price and Terms of Payment</p> |

CLOSED SESSION ANNOUNCEMENT

FUTURE AGENCY-INITIATED AGENDA ITEMS:

This is an Opportunity for Members of the Redevelopment Agency to Request Items for Future Agendas.
Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT